



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

231A Cauldwell Hall Road, Ipswich IP4 5AS

£170,000

We are delighted to offer for sale this well-presented two-bedroom 1st floor apartment, ideally situated on the highly sought-after east side of Ipswich. The property features a spacious open-plan lounge/dining area, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. Additional benefits include double glazed windows, well kept communal gardens, one allocated parking space as well as visitor parking. NO CHAIN.



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Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

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Ideally located, the property enjoys excellent access to a range of local amenities, including supermarkets, shops, and regular bus services. Ipswich town centre is within easy reach, while Derby Road railway station and the A14 provide convenient transport links for commuters. The property also falls within the catchment area for well-regarded local primary & high schools (subject to availability), making it an excellent choice for first-time buyers, professionals, or investors.

Communal door to

HALLWAY:

Stairs to all floors.

1ST FLOOR:

Front entrance door to

HALLWAY:

LOUNGE/DINER:

Double glazed windows to front, electric panel heater with timer, door to

KITCHEN: 7'9 x 6'3 (2.36m x 1.91m)

Double glazed window to front, wall and base units, cooker, fridge/freezer, washing machine to remain, work tops, sink and drainer, wall heater, airing cupboard with immersion water heater.

BEDROOM ONE: 11'7 x 9'5 (3.53m x 2.87m)

Double glazed window to rear, fitted wardrobes and drawers.

BEDROOM TWO: 11'6 x 6'1 (3.51m x 1.85m)

Double glazed window to rear, built in cupboard and an electric panel heater with timer.

BATHROOM:

Shower unit with glass doors, W.C, hand wash basin, bidet, heated towel radiator and an extractor fan.

OUTSIDE:

Well kept communal gardens, allocated parking space.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B and the property is on a water meter. Ground is £125 per year, Service charge is £1,200 per year and .length of lease is 973 years remaing.Lease Info:

